

**STAYTON PLANNING COMMISSION
MEETING MINUTES
March 28, 2011**

COMMISSIONERS: Ralph Lewis – Chairperson
Ellen Nunez – Vice-Chairperson
Carl Sampson
Doug Cudahey
Michelle Wonderling

STAFF MEMBERS: Dan Fleishman, Planning & Development Director
Dave Kinney, Public Works Director

OTHERS PRESENT: James Wampler, Susan Horvat, 9 visitors from Boy Scout Troop 50

1. CALL TO ORDER: Chair Lewis opened the meeting at 7:02 pm.

2. APPROVAL OF MINUTES:

- a. Cudahey noted some corrections in the minutes. Cudahey moved and Nunez seconded that the minutes of February 28, 2011, be approved as corrected. The motion was approved unanimously.

3. DISCUSSION REGARDING REVIEW OF SYSTEM DEVELOPMENT CHARGES

Fleishman began the discussion of System Development Charges (SDCs) by reviewing the memorandum from the Comprehensive Plan Update Committee to the City Council. The Update Committee had raised the issue that the several of the City's master plans appear to be based on the population growth projections that are unrealistically high. Therefore, the Committee's concern is that the projected demands for improvements to the City's infrastructure systems may be over stated. If there are capital improvement projects included in the master plans that are going to be necessary, then, perhaps the City's SDCs are higher than they would otherwise be. Upon presentation of this information, the City Council had suggested that the Planning Commission and the Update Committee jointly work on the issue.

Kinney further explained the process for calculating SDCs.

The Planning Commission decided that they would work on the issue as their agenda allows, but would prefer to not have additional meetings.

Staff will have a more detailed presentation as the Planning Commission's agenda permits the time.

Fleishman noted that a public hearing on the Old Mill Village master planned development is scheduled for the April meeting, so it will not be before May.

4. ADJOURN

The meeting adjourned at 7:52 p.m.

Ralph Lewis,
Planning Commission Chairperson

Date

ATTEST

Dan Fleishman,
City Planner

Date